

Swansea Board of Assessors

February 17, 2021

EXECUTIVE SESSION

Members Present:

Mr. Thomas Welch, Principal Assessor
Mr. Wayne Gray, Chairman
Mr. Thomas Silvia, Vice Chairman
Mr. Timothy Cabral, Clerk

5:16 P.M. Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Silvia– aye, Mr. Gray – aye

ATB Case – Daniel Bibeau - 0 Bark Street

This is a vacant property at the end of Fordham Road in Somerset where it meets Bark Street in Swansea. There is an ATB hearing on 3/8/21. This is a non-buildable lot that does not have the frontage requirements. There is nothing from the Building Department that says it is non-buildable though. It has a current value of \$72,600. The owner believes it has a value of \$2,500. He paid \$80,000 for the land. Thomas Welch recommends offering a compromised value of \$36,800. The Board agrees. Timothy Cabral motioned to approve a reduction in value of 0 Bark Street from \$72,600 to the amount of \$36,800, seconded by Thomas Silvia, and so voted unanimously.

Abatements:

Application #37 – Denied

Daniel Bibeau - 0 Bark Street

Application was received on 2/3/21 and needed to be received by 2/1/21.

Timothy Cabral motioned to deny application #37 for Daniel Bibeau of 0 Bark Street because the application was late and did not meet the requirements, seconded by Thomas Silvia, and so voted unanimously.

Application #15 – Granted

Melissa and Richard Messier- 33 Picard Court

This is a per diem abatement for a total loss house fire. There was an appraisal for a \$400,000 total loss. The house value was \$255,000.

Timothy Cabral motioned to grant application #15 for Melissa and Richard Messier of 33 Picard Court Drive for a fire abatement, seconded by Thomas Silvia, and so voted unanimously.

Application #4 – Granted

Andrea Rousseau – 0 Old Fall River Road

There is a barn on the property. Here is a value of \$111,500 for the land and buildings. Mr. Welch reviewed the property. He removed 2 out buildings on the property card and made a reduction to the barn. This brings the value down to \$90,300.

Timothy Cabral motioned to grant application #4 for Andrea Rousseau of 0 Old Fall River Road for a value of \$90,300, seconded by Thomas Silvia, and so voted unanimously.

Application # 8 – Granted (Mr. Silvia recused himself from the discussion)

Estate of Cynthia Carreiro – 21 Lands End Way

Market adjustments were made and AC and generator were added. This resulted in reducing the value from \$451,000 to \$415,836.

Timothy Cabral motioned to grant application #8 for the Estate of Cynthia Carreiro of 21 Lands End Way for a value of \$415,836, seconded by Wayne Gray, and so voted by majority with one abstention.

Application #17 - Granted

Peter and Lauren Clegg – 409 Warren Ave.

Pine Acres Farm – Mixed use property: The building was coded wrong so an adjustment was made to the card.

Original value was \$410,500 and with adjustment the value decreases to \$379,900

Timothy Cabral motioned to grant application #17 for Peter and Lauren Clegg of 409 Warren Ave. for a value of \$379,900, seconded by Thomas Silvia, and so voted unanimously.

Application #32 - Denied

Ryan and Holly Decoste – 57 Emelia Court

The house was recently purchased in 2019 for \$505,000. They are comparing their home to homes that need adjustments. The value of the home is \$476,300 and they are asking for a value of \$425,000.

Timothy Cabral motioned to deny application #32 for Ryan and Holly Decoste of 57 Emelia Court, seconded by Thomas Silvia, and so voted unanimously.

Application #33 - Granted

Bethany Botelho – 4 Wolf Hill Dr.

In 2019 the house as purchased for \$480,000. It is valued at \$460,000. The comps used were incomparable since they haven't been adjusted. There was an adjustment needed after inspection for overall square footage being too high. This brings the value down to \$448,900.

Timothy Cabral motioned to grant application #33 for Bethany Botelho of 4 Wolf Hill Dr. for a value of \$448,900 seconded by Thomas Silvia, and so voted unanimously.

5:45 P.M. Mr. Gray requested a motion to exit executive session and adjourn.

Motion made by Mr. Cabral second by Mr. Silvia.

Roll call taken by Mr. Gray. Mr. Cabral – aye, Mr. Silvia - aye, Mr. Gray – aye.

Motion passed unanimously.

Respectfully Submitted,

Katelyn Marchand

Minutes Clerk